030.0	0002	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	832,900 / 832,900
					USE VALUE:	832,900 / 832,900
					ASSESSED:	832,900 / 832,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEFEBVRE MARC E
Owner 2:	ENGELBART BONNIE L
Owner 3:	
Street 1:	89 BATES RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SLOMIAK MARK -
Owner 2:	AMEER INGE-LISE -
Street 1:	89 BATES RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5928.000	351,000	3,600	478,300	832,900
Total Card	0.136	351,000	3,600	478,300	832,900
Total Parcel	0.136	351,000	3,600	478,300	832,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.54 /Parcel: 500.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20783

GIS Ref

GIS Ref

Insp Date 09/21/17

!2502!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	351,000	3600	5,928.	478,300	832,900		Year end	12/23/2021
2021	101	FV	340,900	3600	5,928.	478,300	822,800		Year End Roll	12/10/2020
2020	101	FV	340,900	3600	5,928.	478,300	822,800	822,800	Year End Roll	12/18/2019
2019	101	FV	260,600	3600	5,928.	508,200	772,400	772,400	Year End Roll	1/3/2019
2018	101	FV	260,600	3600	5,928.	370,700	634,900	634,900	Year End Roll	12/20/2017
2017	101	FV	247,300	3600	5,928.	322,800	573,700	573,700	Year End Roll	1/3/2017
2016	101	FV	247,300	3600	5,928.	275,000	525,900	525,900	Year End	1/4/2016
2015	101	FV	241,300	3600	5,928.	269,000	513,900	513,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:36:22

LAST REV

Date	Time
07/06/18	07:57:21
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2502

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLOMIAK MARK,	1401-72		6/24/2011	Change>Sale	509,900	No	No		
LINCOLN DAVID P	1334-108		3/16/2007		470,000	No	No		
	1055-133		3/1/1989		210,000	No	No	Y	

USER DEFINED

Prior Id # 1:	20783
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2018	864	Redo Bat	4,000	C				
7/16/2014	841	Solar Pa	9,000					
6/24/2011	620	Addition	74,860	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2017	Inspected	PH	Patrick H
8/19/2017	MEAS&NOTICE	HS	Hanne S
7/5/2012	External Ins	BR	B Rossignol
6/27/2012	Measured	JBS	JOHN S
12/7/2008	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
11/20/2008	Meas/Inspect	336	PATRIOT
6/18/2007	MLS	HC	Helen Chinal
3/23/2000	Inspected	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5928		Sq. Ft.	Site		0	80.	1.01	1									478,271						478,300	

Total AC/HA:	0.13609	Total SF/SM:	5928	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	478,271	Spl Credit		Total:	478,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28100955
Const Adj.:	0.98696071
Adj $ / SQ:	164.360
Other Features:	104318
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431233
Depreciation:	80209
Depreciated Total:	351023

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

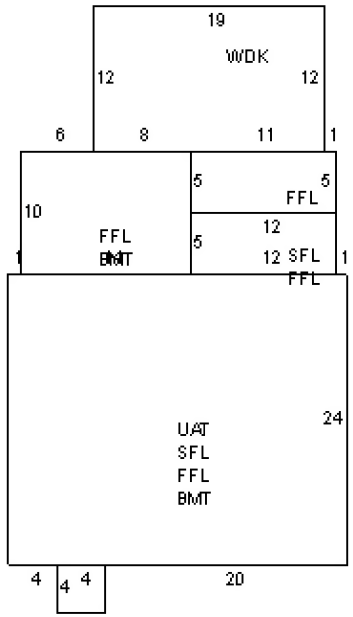
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.36
Special Features:	0	Val/Su Net:	122.21
Final Total:	351000	Val/Su SzAd	210.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	932	164.360	153,183
BMT	Basement	812	49.310	40,038
SFL	Second Floor	732	164.360	120,311
WDK	Deck	228	10.250	2,337
UAT	Upper Attic	168	65.740	11,045

Net Sketched Area:	2,872			Total:	326,914
Size Ad	1664	Gross Area	3376	FinArea	1664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

030.0-0002-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	AV	1938	25.96	T	40	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600

IMAGE

AssessPro Patriot Properties, Inc